

Historic Salem incorporated

P.O. BOX 865 SALEM, MASSACHUSETTS 01970 / PHONE (508) 745-0799

35 SUMMIT AVENUE
Built for
CYNTHIA A. PERKINS, widow
1896

Research by:
Mark Droste
October, 1993

Grantee: Frederic J. Dion of Salem
Consideration: \$11,000
Description:

West: Summit Ave 50 feet
South: Ocean Ave 100 feet
East: Marden 50 feet
North: Whittle 100 Feet

"Being the same premises conveyed to the said Cora F. Porter by deed of Cynthia A. Perkins dated June 13, 1900 and recorded with Essex South District Deeds Book 1612 Page 349"

Essex County Probate Docket No. 310022

Date: April 15, 1971
Grantor: Frederic J. Dion Late of Salem
Grantee: William R. Dion and Linda J. Dion
Consideration: valued at \$25,000
Note: Both William R. Dion and Linda J. Dion each received an undivided 1/2 interest in the property.

Essex County Registry of Deeds
Book 6489 Page 730

Date: June 13, 1978
Grantor: William R. Dion 7957 Southwest 104th st. Miami Florida 33156
Grantee: L. Thomas Dion 22 Bayberry rd. Danvers Mass.
Consideration: \$26,000
Description:

"an undivided 1/2 interest in and to the land in Salem with the Buildings thereon bounded and described as follows:
Westerly- by Summit Ave 50 feet
Southerly- by Ocean Ave 100 feet
Easterly- by land now or late of Marden 50 feet
Northerly- by land now or late of Whittle 100 feet"

Essex County Registry of Deeds
Book 6489 Page 731

Date: July 7, 1978
Grantor: Jean M. Dion for Linda J. Dion by power conferred by license of the Essex County Probate Court Docket No. 341700. Said license being dated June 27, 1978.

Grantee: L. Thomas Dion
Consideration: \$26,000
Description: same as above

Essex County Registry of Deeds
Book 6819 Page 250

Date: May 15, 1981
Grantor: L. Thomas Dion of Punta Gorda, Charlotte County Florida
Grantee: Richard Soo Hoo and Suzanne Lavasseur Soo Hoo Husband and
Wife
Consideration: \$92,500
Description: The land and buildings thereon bounded as follows:
Westerly- by Summit Ave 50 feet
Southerly- by Ocean Ave 100 feet
Easterly- by land now or late of Marden 50 feet
Northerly- by land now or late of Whittle 100 feet

Essex County Registry of Deeds
Book 7943 Page 571

Date: September 30, 1985
Master deed is filed converting building into three condominiums. The property has the benefit of a right-of-way across adjoining property granted by Deed of Easement dated September 17, 1985 from Kathleen Suyematsu and Jeffrey K. Suyematsu.

<u>Unit No.</u>	<u>Approximate area</u>	<u>Number of rooms</u>	<u>Percentage share</u>
Unit #1	1,182 sq. ft.	6: L.R. ; 2 B.R. ; D.R. ; K. ; B.	35.66%
Unit #2	1,206 sq. ft.	6: L.R. ; 2 B.R. ; D.R. ; K. ; B.	35.66%
Unit #3	1,094 sq. ft.	6: L.R. ; 2 B.R. ; K. ; B. ; D.	28.68%

L.R. = Living Room
B.R. = Bedroom
D.R. = Dining Room
K. = Kitchen
B. = Bathroom
D. = den

Essex County Registry of Deeds
Book 8030 Page 571

Date: December 6, 1985
Grantor: Richard Soo Hoo
Grantee: Karen J. Gardell
Consideration: \$97,500
Description:

"Unit #3 (see Plan C) "...and is conveyed together with a 28.68% undivided interest in the common elements of the Condominium (the "Condominium Elements") as set forth in the Master Deed. The Unit is conveyed together with an appurtenant exclusive right and easement at all times to use the Parking Space... and easement to use such storage space and porches as are designated on the Plans. The Unit is intended to be used only for residential purposes by no more than one family per unit or by not more than two unrelated persons and shall not be used or maintained in a manner contrary to or inconsistent with the Condominium Documents or Chapter 183A, all as set forth in Section 9 of the Master Deed."

Unit #3

Essex County Registry of Deeds
Book 8260 Page 160

Date: May 15, 1986
Grantor: Karen J. Gardell
Grantee: Mark E. Richard and Barbara W. Richard Husband and Wife
Consideration: 118,000
Description: same as above

Essex County Registry of Deeds
Book 10094 Page 42

Date: August 1, 1989
Grantor: Mark E. Richard and Barbara W. Richard (also known as Barbara Werum Richard)
Grantee: Sally J. Quick and Norma A. Dane as joint tenants
Consideration: \$128,500
Description: same as above

Unit #1

Essex County Registry of Deeds
Book 8124 Page 411

Date: February 12, 1986
Grantor: Richard Soo Hoo and Suzanne Soo Hoo
Grantee: George J. Pijewski and Katherine S. Pijewski
Consideration: \$115,000
Description:

"Unit #1 (see Plan A) "...and is conveyed together with a 35.66% undivided interest in the common elements of the Condominium (the "Condominium Elements") as set forth in the Master Deed. The Unit is conveyed together with an appurtenant exclusive right and easement at all times to use the Parking Space... and easement to use such storage space and porches as are designated on the Plans. The Unit is intended to be used only for residential purposes by no more than one family per unit or by not more than two unrelated persons and shall not be used or maintained in a manner contrary to or inconsistent with the Condominium Documents or Chapter 183A, all as set forth in Section 9 of the Master Deed."

Essex County Registry of Deeds
Book 8223 Page 212

Date: April 25, 1986
Grantor: George J. Pijewski and Katherine S. Pijewski
Grantee: Claudia Chuber and Michael A. McLaughlin as joint tenants
Consideration: \$120,500
Description: same as above

Unit #2

Essex County Registry of Deeds
Book 8071 Page 553

Date: December 16, 1985
Grantor: Richard Soo Hoo and Suzanne Soo Hoo
Grantee: Paul B. Duchesne and Michael A. LaFlemme tenants common
Consideration: \$113,000

Description:

"Unit #2 (see Plan B) "...and is conveyed together with a 35.66% undivided interest in the common elements of the Condominium (the "Condominium Elements") as set forth in the Master Deed. The Unit is conveyed together with an appurtenant exclusive right and easement at all times to use the Parking Space... and easement to use such storage space and porches as are designated on the Plans. The Unit is intended to be used only for residential purposes by no more than one family per unit or by not more than two unrelated persons and shall not be used or maintained in a manner contrary to or inconsistent with the Condominium Documents or Chapter 183A, all as set forth in Section 9 of the Master Deed."

Essex County Registry of Deeds
Book 8582 Page 560

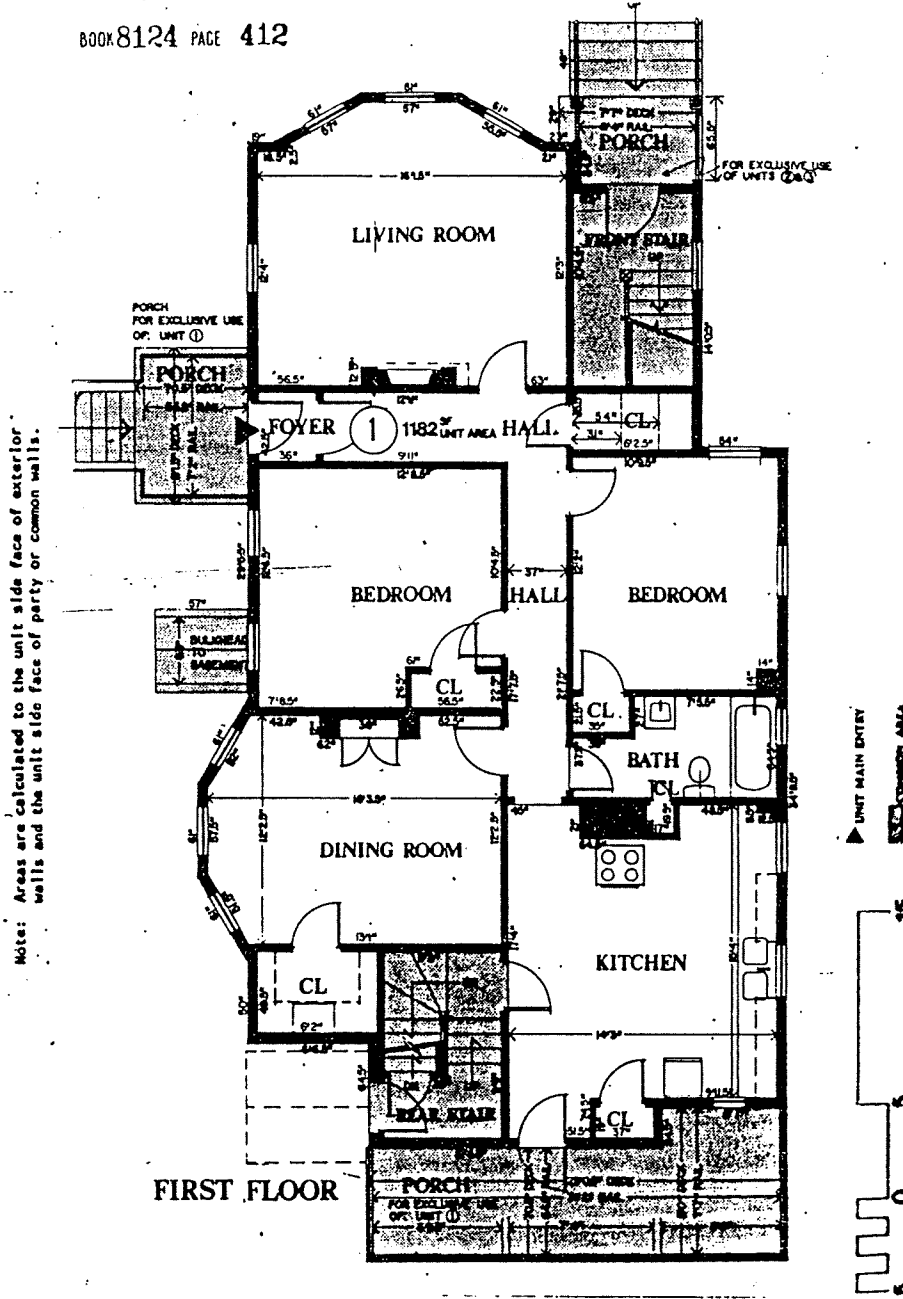
Date: October 23, 1986
Grantor: Paul B. Duchesne and Michael A. LaFlemme as tenants common
Grantee: David E. Gabrielli
Consideration: \$136,000
Description: same as above

Essex County Registry of Deeds
Book 10254 Page 427

Date: December 4, 1989
Grantor: David E. Gabrielli of Salem
Grantee: Joanne M. Whitehouse
Consideration: \$134,900
Description: same as above

Plan A

BOOK 8124 PAGE 412



UNIT AREA: 1182 Sq. Ft.

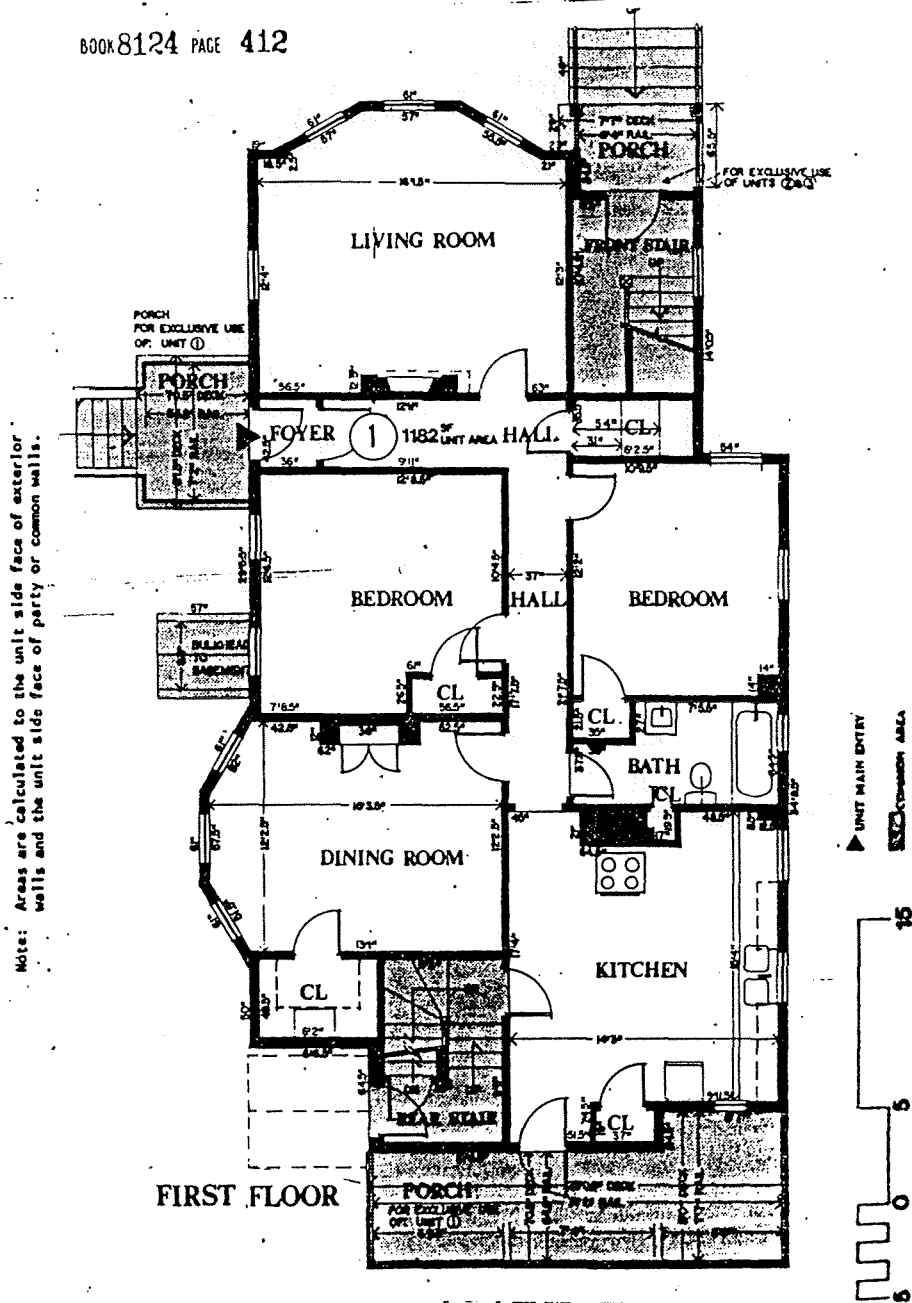
I CERTIFY THAT THIS PLAN SHOWS THE UNIT DESIGNATION OF UNIT (1) AND OF IMMEDIATELY ADJOINING UNITS, AND THAT THIS PLAN FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, AND ITS LOCATION, DIMENSIONS, APPROXIMATE AREA, MAIN ENTRANCE, AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT AT THE 35 SUMMIT AVENUE CONDOMINIUM 35 SUMMIT AVE., SALEM, MA.



Alice M. Coggins September 5, 1985
 (ALICE M. COGGINS, AIA, ARCHITECT, MA REG. NO. 4638) (Date)

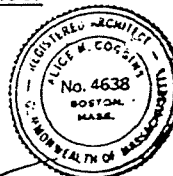
Plan B

BOOK 8124 PAGE 412



UNIT AREA: 1182 Sq. Ft.

I CERTIFY THAT THIS PLAN SHOWS THE UNIT DESIGNATION OF UNIT (1) AND OF IMMEDIATELY ADJOINING UNITS, AND THAT THIS PLAN FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, AND ITS LOCATION, DIMENSIONS, APPROXIMATE AREA, MAIN ENTRANCE, AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT AT THE 35 SUMMIT AVENUE CONDOMINIUM 35 SUMMIT AVE., SALEM, MA.

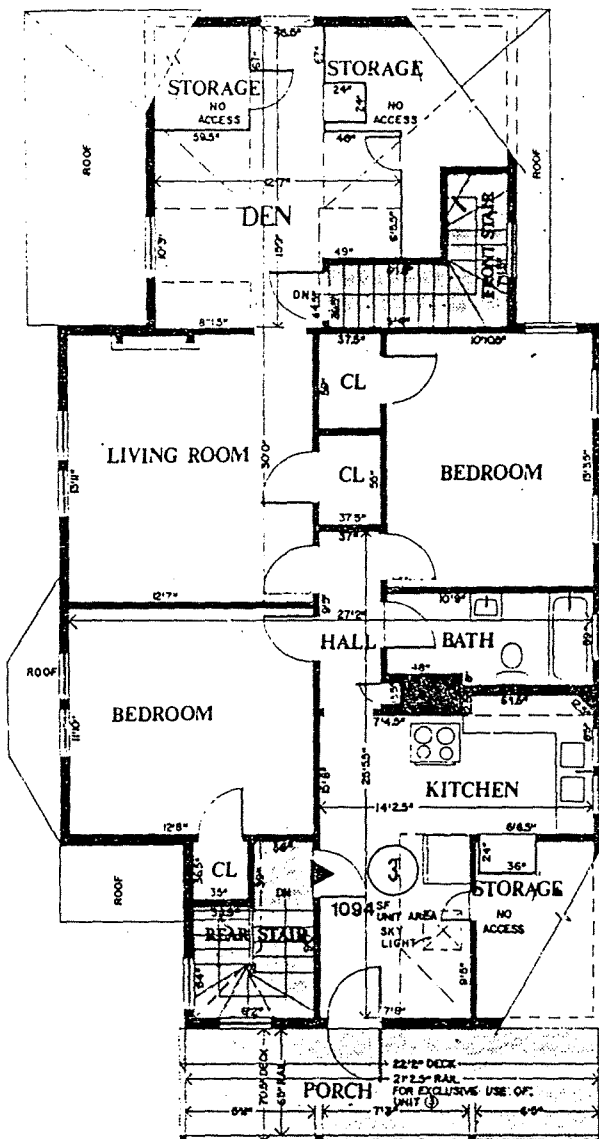


Alice M. Coggins September 5, 1985
 (ALICE M. COGGINS, AIA, ARCHITECT NO. 4638) (Date)

Plan C

8007 8030 PAGE 573

Note: Areas are calculated to the unit side face of exterior walls and the unit side face of party or common walls.



THIRD FLOOR

UNIT AREA: 1094 Sq.Ft.

I CERTIFY THAT THIS PLAN SHOWS THE UNIT DESIGNATION OF UNIT (3) AND OF IMMEDIATELY ADJOINING UNITS, AND THAT THIS PLAN FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNIT, AND ITS LOCATION, DIMENSIONS, APPROXIMATE AREA, MAIN ENTRANCE, AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT AT THE 35 SUMMIT AVENUE CONDOMINIUM 35 SUMMIT AVE., SALEM, MA.

(ALICE M. COGGINS, AIA, ARCHITECT No. 4638)

(Date)



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